Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	172 Pearson Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price | $459,000

Median sale price

Median price	$475,000	Property Type	House	Suburb	Sale
Period – From	01/01/2024	to	31/12/2024	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	160 Macarthur St SALE 3850	$425,000	01/01/2025
2	174 Pearson St SALE 3850	$490,000	15/08/2024
3	3/129 Pearson St SALE 3850	$460,000	19/01/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: | 20/01/2025 12:47

172 Pearson Street, Sale Vic 3850

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
$459,000
Median House Price
Year ending December 2024: $475,000

🛏 3   🛁 2   🚗 0

Property Type: House
Land Size: 610 sqm approx

Agent Comments

Comparable Properties

160 Macarthur St SALE 3850 (REI)

🛏 3   🛁 1   🚗 2

Price: $425,000
Method: Private Sale
Date: 01/01/2025
Property Type: House
Land Size: 577 sqm approx

Agent Comments

174 Pearson St SALE 3850 (VG)

🛏 2   🛁 -   🚗 -

Price: $490,000
Method: Sale
Date: 15/08/2024
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments

3/129 Pearson St SALE 3850 (VG)

🛏 3   🛁 -   🚗 -

Price: $460,000
Method: Sale
Date: 19/01/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690